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THE PREMIER BROKER FOR SENIOR HOUSING & HEALTHCARE FACILITIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

VACANT *BETHESDA COURT* *PERSONAL CARE HOME*

6200 Ardleigh Street
PHILADELPHIA COUNTY • PHILADELPHIA, PA
Mount Airy/Germantown/Oak Lane Section

51 ROOM • 144 BEDS



RE-DEVELOPMENT OPPORTUNITY

All Fixtures and Equipment Included

Potential Change Of Use To:

- ♦ NURSING HOME
- ♦ BEHAVIORAL HEALTH
- ♦ REHAB FACILITY
- ♦ DRUG/ALCOHOL RE-HAB

Exclusively Offered At \$3,950,000

PrestigeGroupSeniorHousing.com
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BETHESDA COURT TABLE OF CONTENTS

Executive Summary	1
Property Overview	2
Photographs	3
Floor Plans.....	5
Demographics	7
Area Information	11
Aerial View & Tax Map	13
Maps	14
Confidentiality & Disclaimer	15

BETHESDA COURT EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“Bethesda Court” Personal Care Home

**6200 Ardleigh Street
Philadelphia, Pennsylvania 19138**

Mount Airy/Germantown/Oak Lane Section

Bethesda Court, Personal Care Home is a vacant 51 rooms, 144 bed personal care home.

The facility was purpose built in 1967.

It is in above average condition as it was recently closed.

The four story brick and stone building is approximately 26,244 square feet and sits on 1.36+/- acres. There is ample on-site parking.

The property is prime for redevelopment, change of use or to re-open as a personal care facility.

The Property is situated in the Mount Airy/Germantown/Oak Lane section of northwest Philadelphia. It is adjacent to Awbury Arboretum. The surrounding area is a densely populated mature residential neighborhood with a mix of single, townhomes and multi-unit dwellings.

The lobby and 4th floor were completely renovated within the last five years as well as installation of one new elevator and most of the kitchen appliances.

The roof was installed in 2022.

The first floor has a lobby, reception area, offices, meeting room, storage rooms, kitchen, men's and women's locker rooms and utility rooms.

All resident's rooms are on the upper three floors. Each floor contains 17 Patient Rooms, a Nurse's Station, a Recreation Room, a Dining Room, Pantry, and Tub Room.

All equipment and fixtures and equipment are included in the sale.

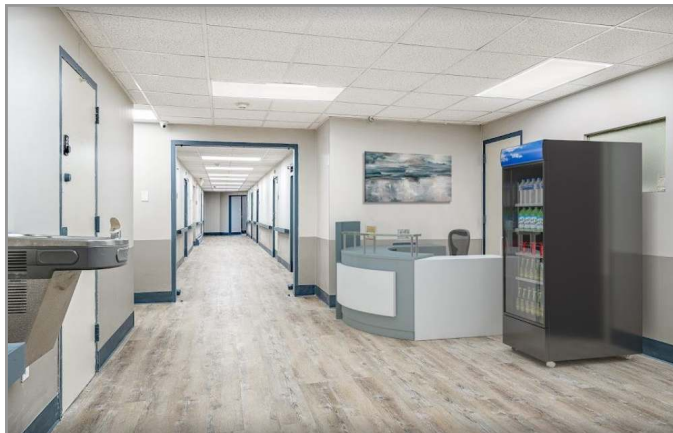
BETHESDA COURT PROPERTY OVERVIEW

Site Size:	59,270 +/-sf	
Acre:	1.367+/- acre	
Site Shape:	Rectangular	
Building Size:	26,244+/-sf	
Age of Building:	Built in 1967	
Stories:	4	
# Units:	51	
# Beds:	144	
Exterior:	Masonry	
Roof:	Flat Rubber Coated	
Flooring:	Vinyl, Carpet and Ceramic Tile	
Heat:	Central System with Two Gas Fired Boilers	
Air Conditioning:	Individual Sleeved Through Wall Units in Each Room	
Hot Water Heater:	Gas Fired Hot Water Heater	
Water & Sewer:	Public Water and Public Sewer	
Kitchen:	Commercial	
Dining Areas:	Yes	
Laundry:	On-site	
Elevator:	Two	
Fire Alarm:	First Floor Sprinklered	
Other Areas:	Lobby, Offices, Activity Room, Nurses Station, Maintenance Rooms, Storage Rooms, Boiler Room, Two Fire Towers	
Zoning:	RSD3 - Non-Conforming Use	
Healthcare Nearby:	Jefferson Einstein Hospital	2.3 Miles
	Roxborough Memorial Hospital	3.3 Miles
	Temple University Medical Center	4.5 Miles
Real Estate Tax (2023):	\$ 54,226	
Improved Assessment:	\$2,905,425	
Land Assessment:	\$ 968,475	

BETHESDA COURT PHOTOGRAPHS

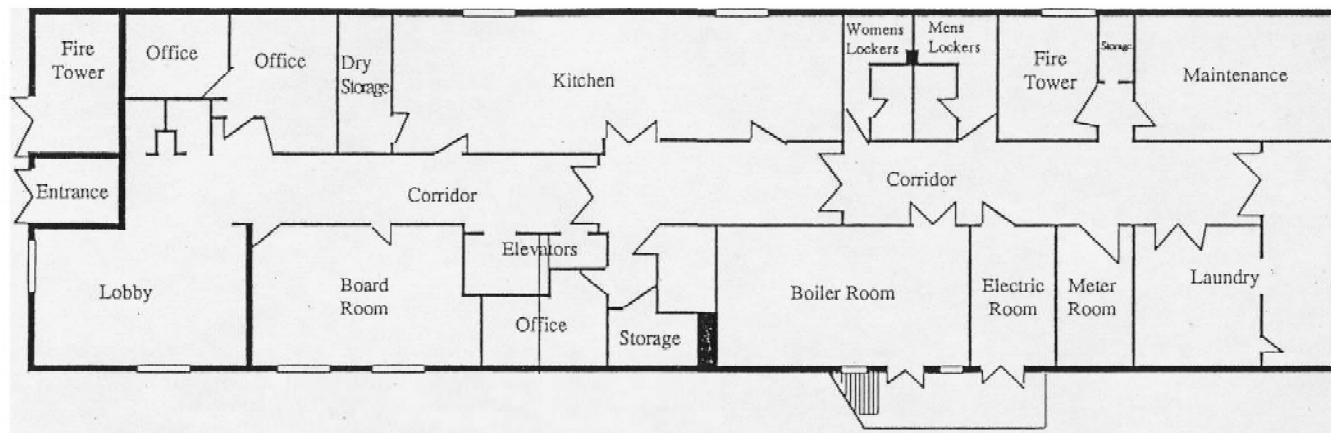


BETHESDA COURT PHOTOGRAPHS

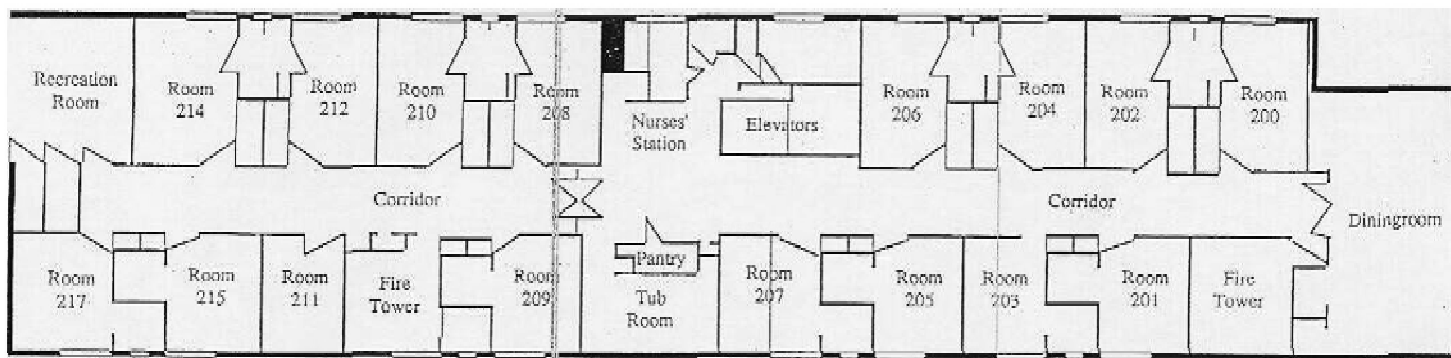


BETHESDA COURT FLOOR PLANS

GROUND FLOOR

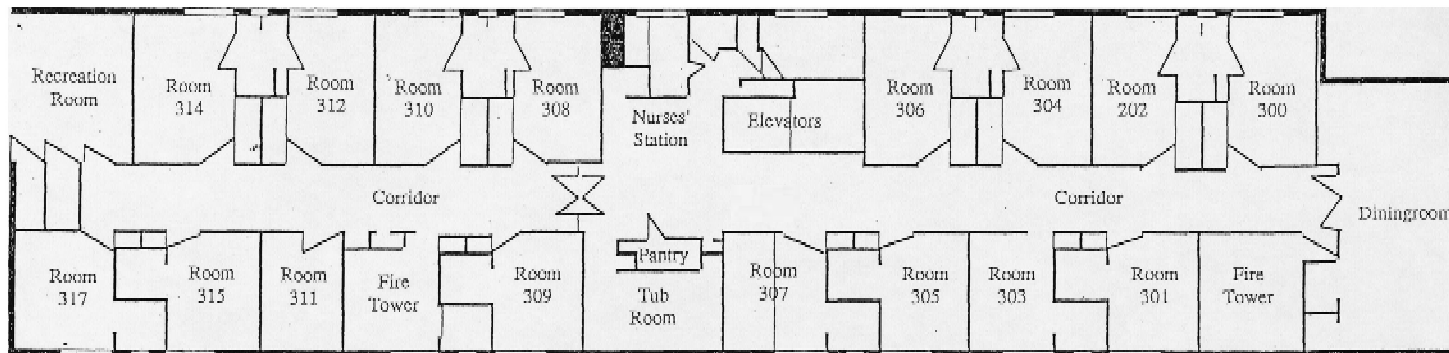


SECOND FLOOR

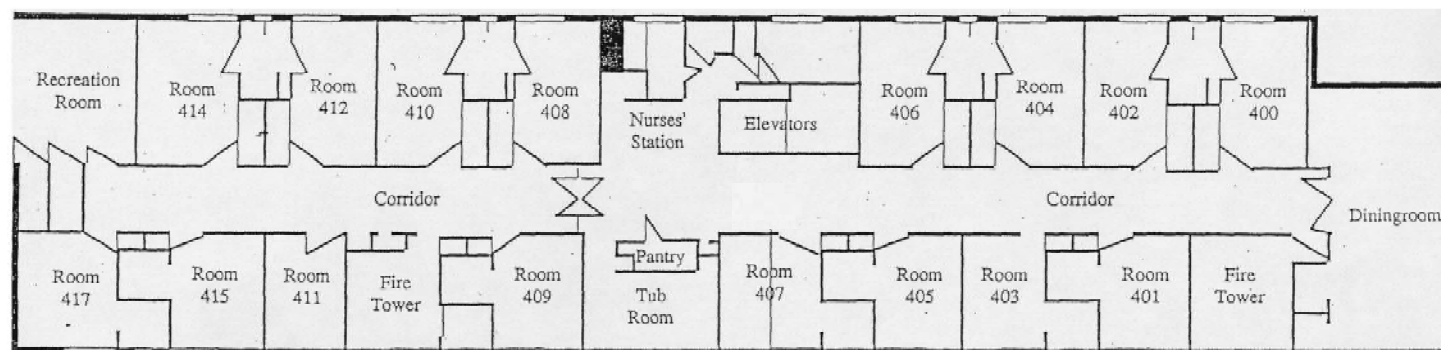


BETHESDA COURT FLOOR PLANS

THIRD FLOOR



FOURTH FLOOR



BETHESDA COURT DEMOGRAPHICS



In 2021, Philadelphia City (Northwest) PUMA, PA had a population of 145k people with a median age of 36.4 and a median household income of \$63,811. Between 2020 and 2021 the population of Philadelphia City (Northwest) PUMA, PA grew from 142,693 to 145,244, a 1.79% increase and its median household income grew from \$61,021 to \$63,811, a 4.57% increase.

The 5 largest ethnic groups in Philadelphia City (Northwest) PUMA, PA are White (Non-Hispanic) (45.1%), Black or African American (Non-Hispanic) (45.1%), Two+ (Non-Hispanic) (3.02%), Asian (Non-Hispanic) (2.41%), and White (Hispanic) (1.76%).

8.04% of the households in Philadelphia City (Northwest) PUMA, PA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

97.3% of the residents in Philadelphia City (Northwest) PUMA, PA are U.S. citizens.

Philadelphia City (Northwest) PUMA, PA borders [King of Prussia & Ardmore \(East\) PUMA, PA](#), [Montgomery County \(South Central\) PUMA, PA](#), [Philadelphia City \(North\) PUMA, PA](#), [Philadelphia City \(Central\) PUMA, PA](#), and [Philadelphia City \(West\) PUMA, PA](#).

BETHESDA COURT DEMOGRAPHICS

Economy

The economy of Philadelphia City (Northwest) PUMA, PA employs 70.5k people. The largest industries in Philadelphia City (Northwest) PUMA, PA are General medical and surgical hospitals, and specialty (except psychiatric and substance abuse) hospitals (5,932 people), Colleges, universities & professional schools,

including junior colleges (4,975 people), and Elementary & secondary schools (3,874 people), and the highest paying industries are Data processing, hosting & related services (\$171,848), Pharmaceutical & medicine manufacturing (\$145,108), and Legal services (\$144,395).

Males in Philadelphia City (Northwest) PUMA, PA have an average income that is 1.19 times higher than the average income of females, which is \$67,335. The income inequality in Philadelphia City (Northwest) PUMA, PA (measured using the Gini index) is 0.442, which is lower than the national average.

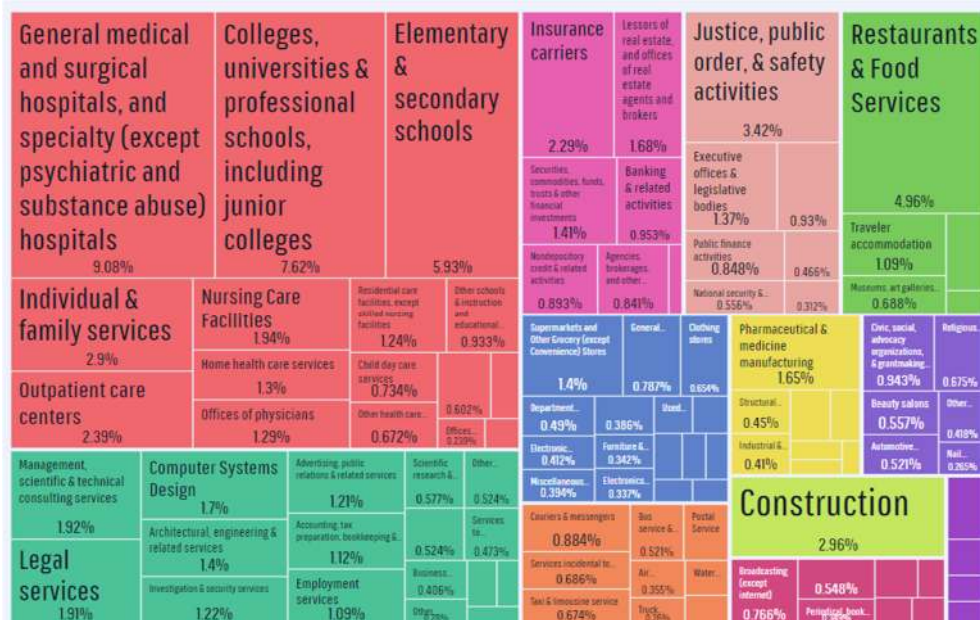
Employment by Industries

From 2020 to 2021, employment in Philadelphia City (Northwest) PUMA, PA grew at a rate of 3.43%, from 68.2k employees to 70.5k employees.

The most common employment sectors for those who live in Philadelphia City (Northwest) PUMA, PA, are General medical and surgical hospitals, and specialty (except psychiatric and substance abuse) hospitals (5,932 people), Colleges, universities & professional schools, including junior colleges (4,975 people),

and Elementary & secondary schools (3,874 people). This chart shows the share breakdown of the primary industries for residents of Philadelphia City (Northwest) PUMA, PA, though some of these residents may live in Philadelphia City (Northwest) PUMA, PA and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from [the Census Bureau ACS PUMS 5-Year Estimate](#).



Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

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BETHESDA COURT DEMOGRAPHICS

Housing & Living

The median property value in Philadelphia City (Northwest) PUMA, PA was \$293,200 in 2022, which is 1.04 times larger than the national average of \$281,900. Between 2021 and 2022 the median property value increased from \$260,600 to \$293,200, a 12.5% increase. The homeownership rate in Philadelphia City (Northwest) PUMA, PA is 51.2%, which is approximately the same as the national average of 64.8%.

People in Philadelphia City (Northwest) PUMA, PA have an average commute time of 33.9 minutes, and they drove alone to work. Car ownership in Philadelphia City (Northwest) PUMA, PA is approximately the same as the national average, with an average of 2 cars per household.

Median household income in Philadelphia City (Northwest) PUMA, PA is \$70,965. In 2022, the PUMA with the highest Median Household

Income in Philadelphia City (Northwest) PUMA, PA was Chester County (West)–Phoenixville Borough PUMA, PA with a value of \$137,038, followed by Bucks County (Northern Central) PUMA, PA and Montgomery County (Southern Lower)–King of Prussia PUMA, PA, with respective values of \$136,870 and \$130,374.

Health

95.6% of the population of Philadelphia City (Northwest) PUMA, PA has health coverage, with 50.5% on employee plans, 20.7% on Medicaid,

11.5% on Medicare, 11.9% on non-group plans, and 1.01% on military or VA plans.

Primary care physicians in Pennsylvania see 1222 patients per year on average, which represents a

1.05% decrease from the previous year (1235 patients). Compare this to dentists who see 1406 patients per year, and mental health providers who see 421 patients per year.

BETHESDA COURT DEMOGRAPHICS

Key Senior Statistics



Use these key statistics to learn more about Philadelphia, PA seniors.



12% of the population of Philadelphia, PA are seniors Source: [Census.gov](https://www.census.gov)



34% of those seniors living in Philadelphia, PA are living alone Source: [Census.gov](https://www.census.gov)



13% of Philadelphia senior households have an annual income of less than \$10k and **39%** less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)



30% of Philadelphia, PA residents 60 and over received food stamps in the last year Source: [Census.gov ACS](https://www.census.gov/acs)



The average Social Security Income in Philadelphia is **\$14,766/year** Source: [Census.gov ACS](https://www.census.gov/acs)



The median household income for a Philadelphia senior is **\$25,782** Source: [Census.gov ACS](https://www.census.gov/acs)



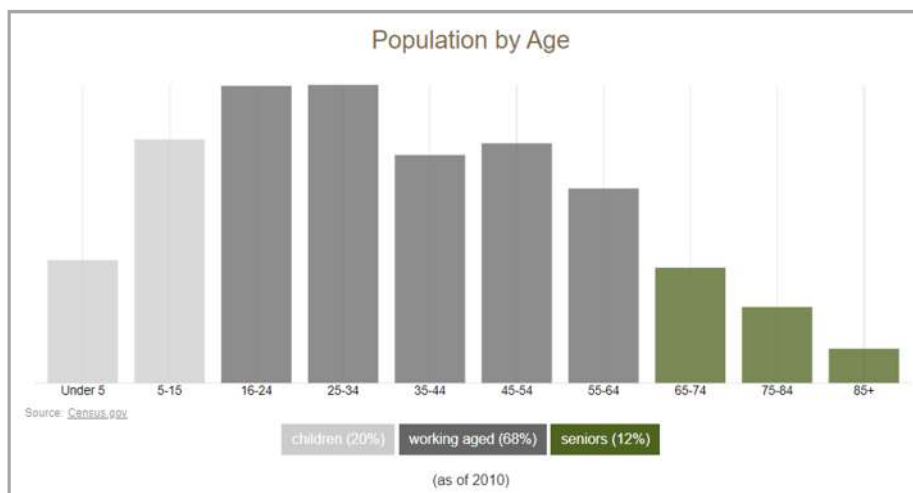
Compared to other states, Pennsylvania ranks **39th** for Long Term Care and **25th** for America's Health Rankings Source: [AmericasHealthRankings.org](https://www.americashealthrankings.org)



There are **23,132** working seniors in Philadelphia Source: [Census.gov ACS](https://www.census.gov/acs)



18% of the seniors in Philadelphia are veterans Source: [Census.gov ACS](https://www.census.gov/acs)



Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

[PrestigeGroupSeniorHousing.com](https://www.PrestigeGroupSeniorHousing.com)

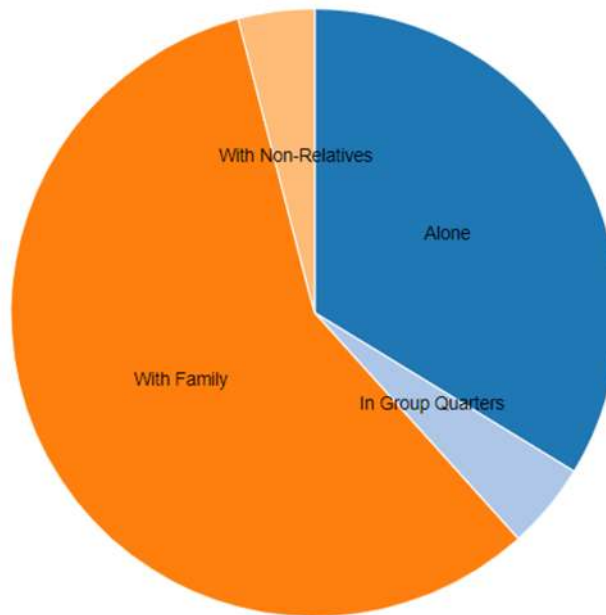


Premier Senior Housing & Health Care Broker

BETHESDA COURT DEMOGRAPHICS

In the U.S., around 10,000 baby boomers are turning 65 today and every day for over the next 15 years.

Who do Seniors Live with?



Source: [Census.gov](https://www.census.gov)

There are 62,506 seniors living alone in Philadelphia. Of these, **70%** are female.

Source: [Census.gov](https://www.census.gov)

Just 37% of people **think** they will need long term care, but 69% of people actually **will**.

Sources: Wikipedia, , DATA USA, Census.gov

BETHESDA COURT AREA INFORMATION

Mount Airy is neighborhood located in the northwestern area of Philadelphia. It is approximately 20 minutes from Center City Philadelphia.

Mt. Airy is a vibrant, culturally diverse and integrated community with a colorful rich history and varied architectural styles spanning centuries.

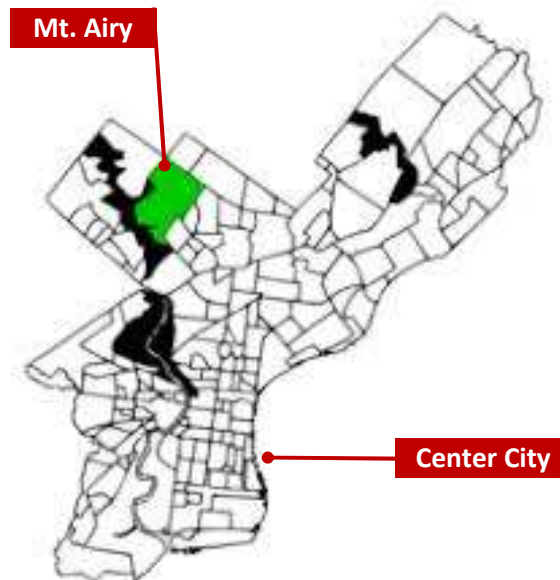
The main business corridor, Germantown Avenue, is a stone paved cobbled street lined with charming independent shops, cafes, restaurants, art galleries, clothing stores and professional offices. Visitors from throughout the Philadelphia region visit this happening shopping area.

Mt. Airy is a hub for artistic life with the Sedgwick Theater and other theater programs.

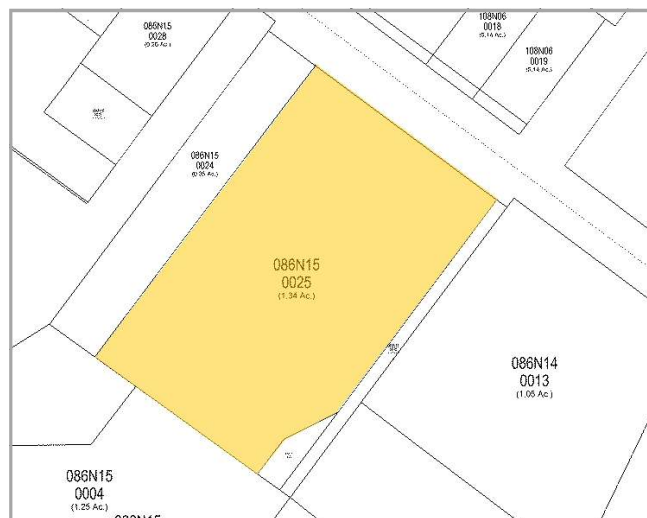
The Wissahickon Valley Park, a 1,600 acre park offers outdoor activities and 57 miles of trails for hiking, biking, running, and horseback riding. Valley Green and Forbidden Drive are particular favorites. There are also areas for fishing and rock climbing.

Mt. Airy had been named one of America's ten big-city neighborhoods by CNNMoney in part because of the reasonably priced homes.

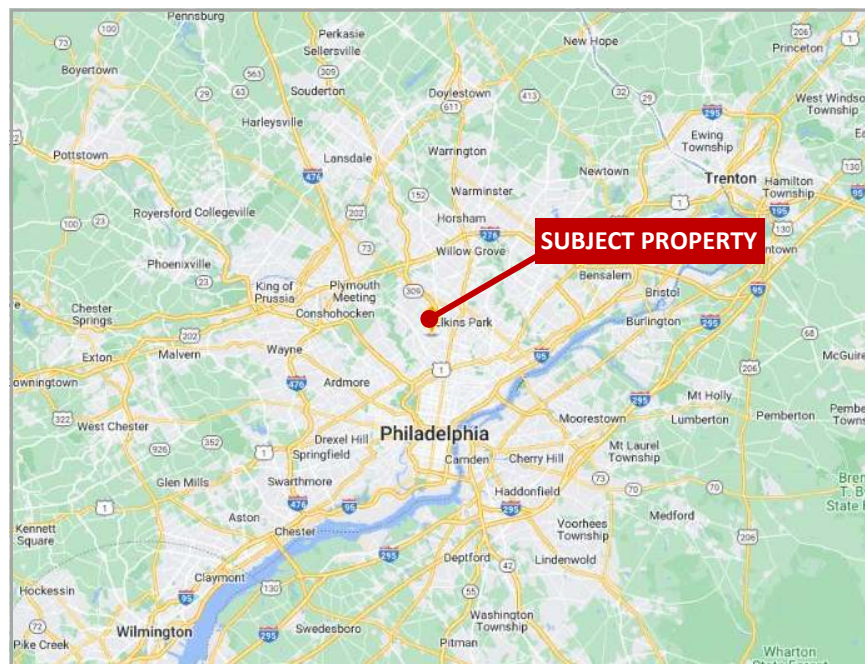
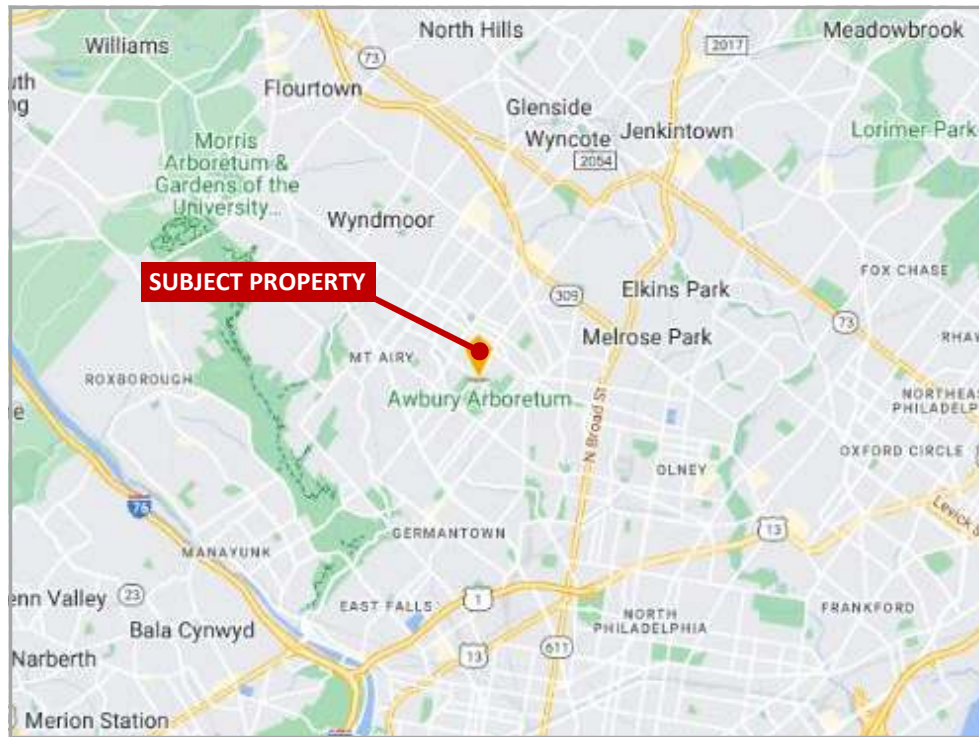
Mt. Airy is served by two SEPTA Regional Rail lines as well as the Route 23 bus which originates in Center City Philadelphia.



BETHESDA COURT AERIAL VIEW AND TAX MAP



BETHESDA COURT MAPS



BETHESDA COURT

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 6200 ARDLEIGH STREET, PHILADELPHIA, PA

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2024, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number